



# CITY OF NEWTON, MASSACHUSETTS

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David B. Cohen

Mayor

## ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

**A hearing will be held with the Newton Zoning Board of Appeals in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts, Tuesday, 27<sup>th</sup> May 2008 at 7:00 PM on the following petitions:**

**#8-08** from Elizabeth A. and Todd B. Hammer, 790 Boylston Street, Apartment 27C, Boston, MA, requesting a variance of 4.9 feet from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a covered breezeway to connect the existing home with the detached garage at 185 Prince Street, Newton, MA, resulting in a side yard setback of 7.6 feet. **(Required side yard setback for old lots created before December 7, 1953 is 12.5 feet.)** Petitioners also request a variance of 10.9 feet from the rear yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One in order to construct the same covered breezeway, resulting in a rear yard setback of 14.1 feet. **(Required rear yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 1 district.

**#9-08** from Alexander Kodysh and Svetlana Kodysh, 105 Selwyn Road, Newton, MA, requesting an amendment to Variance No. 7-66 in order to construct a second floor within the front and rear setbacks on the footprint of the existing single story home, resulting in a front yard setback of 18.5 feet **(Variance No. 7-66 established a front yard setback of 18.5 feet for a single story dwelling; required front yard setback under Newton Revised Zoning Ordinances, Section 30-15, Table One for old lots created before December 7, 1953 is 25 feet)**, and a rear yard setback of 8.5 feet. **(Variance No. 7-66 established a rear yard setback of 8.5 feet for a single story dwelling; required rear yard setback under Newton Revised Zoning Ordinances, Section 30-15, Table One for old lots created before December 7, 1953 is 15 feet.)** In addition, petitioners seek to amend Variance No. 6-67 by requesting a variance of .7 feet in order to legalize an existing uncovered sun deck, resulting in a rear yard setback of 12.8 feet. **(Variance 6-67 established a rear yard setback of 13.5 feet for the uncovered sun deck; required rear yard setback under Newton Revised Zoning Ordinances, Section 30-15, Table One for old lots created before December 7, 1953 is 15 feet.)** The property is located in a Single Residence 3 district.

**Newton Tab  
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**Sherri Lougee  
Board Secretary**